

FOR LEASE | CARMEL INDUSTRIAL

9770 MAYFLOWER PARK DR

CARMEL, IN, 46032

2 SPACES
AVAILABLE
12,800 SF
19,200 SF



AFFINITY

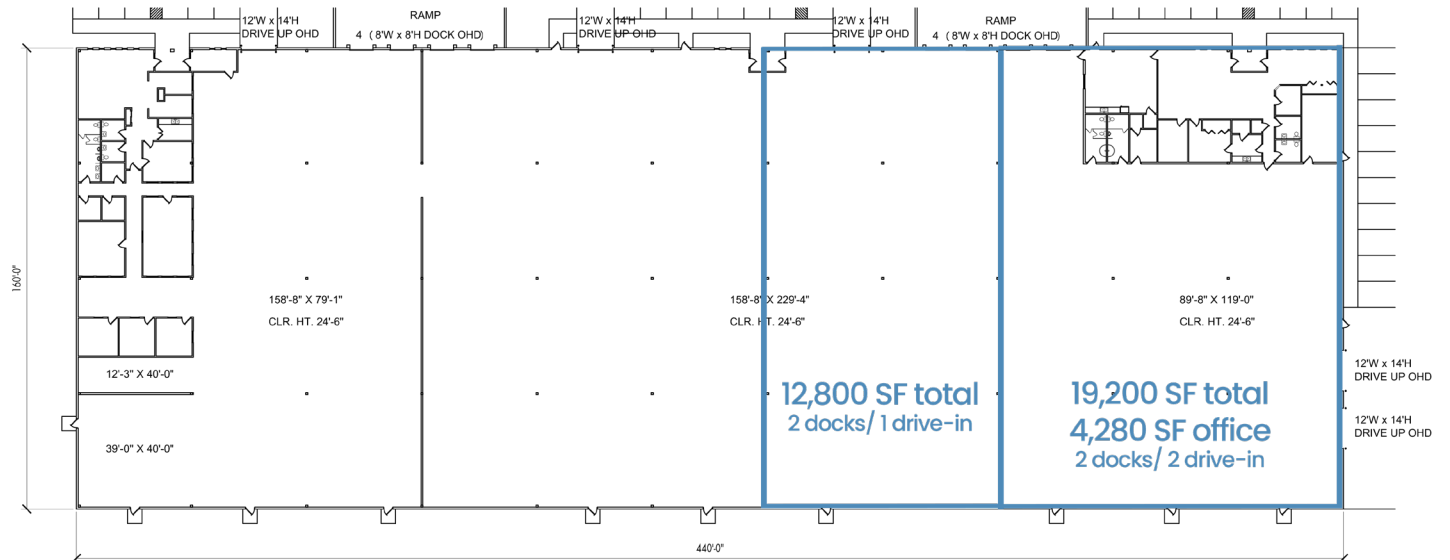
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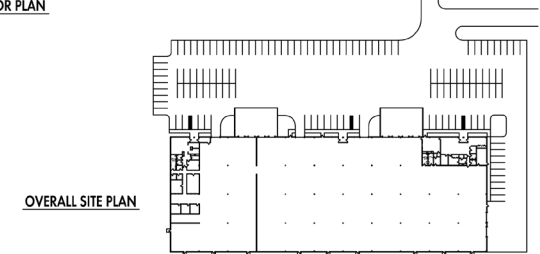
PROPERTY HIGHLIGHTS:

- 70,400 SF total
- 0.9 miles to I-465
- Clear-height: 24' 6"
- 8 Docks / 5 Drive-in Doors
- Sprinkler Wet
- Spaces Available
 - **19,200 SF**
 - 4,280 SF of existing office
 - 2 docks / 2 drive-ins
 - **12,800 SF**
 - 2 docks / 1 drive-in
 - BTS 1,000 SF office
- Over \$1mm in CapEx planned
- Available April 2026
- Asking Rates
 - 12,800 SF | \$14.00/SF NNN
 - 19,200 SF | \$14.00/SF NNN
- Estimated 2026 OpEx: \$1.94/SF

FLOORPLAN



FIRST FLOOR PLAN



OVERALL SITE PLAN

CONRAD JACOBS, SIOR
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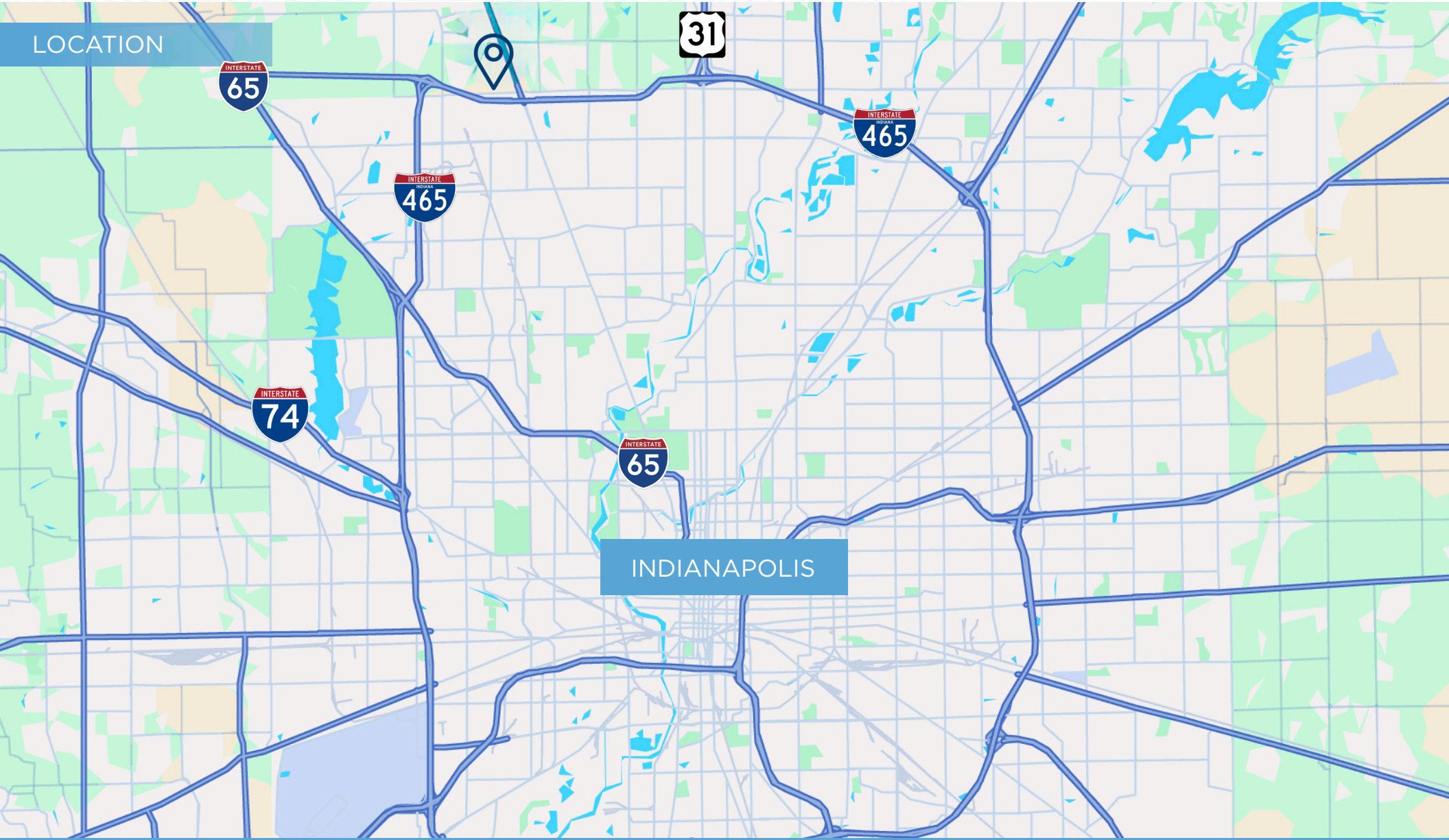
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LOCATION



LEASING BY:

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OWNED BY:



ASYMMETRE is a real estate investment company that merges timeless investing principles, modern data and technology, and continuously refined processes to generate attractive absolute, relative, and risk-adjusted returns. Our investors are individuals, families, and institutions who share our principles on investing and partnership.

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AFFINITY

AFFINITY is a corporate real estate firm headquartered in Indianapolis, focused on brokerage, development, and acquisition of industrial projects. We empower businesses & investors to make informed real estate decisions that drive their growth and success.

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